Karen Johnson Davidson County
Batch# 1313065 DEEDWARRSP
08/21/2025 11:12:30 AM 9 pgs
Fees: $48.00 Taxes: $1,406.00
20250821-0066989

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
KERELOS NAROUZ AND HAIDY GERGIS	A&D MORTGAGE	164-08-0B-028.00-CO
1056 LAKEWALK DRIVE	899 WEST CYPRESS CREEK ROAD	
ANTIOCH, TN 37013	FORT LAUDERDALE, FL 33309	

This Deed executed this 12th day of August 2025, for and in consideration of **Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **AMH 2015-1 BORROWER, L.P. (FKA AMH 2015-1 BORROWER, LLC), A DELAWARE LIMITED PARTNERSHIP** has/have this day bargained and sold, and do hereby transfer and convey unto the said **KERELOS NAROUZ AND HAIDY GERGIS, HUSBAND AND WIFE, AS JOINT TENANTS**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

The following described property located in Davidson County, Tennessee, being Lot 89, Final Plat, Section One, Lakewalk Subdivision, as shown by Plat appearing of record in Instrument Number

20050128-0010429, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to American Homes 4 Rents Properties Seven, LLC by Special Warranty Deed from U.S. Bank National Association as Trustee for JP ALT 2006-S2, dated July 21, 2014 and recorded July 21, 2014 in Instrument No. 20140721-0064694, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to AMH 2015-1 Borrower, LLC, a Delaware limited liability company by Quitclaim Deed from American Homes 4 Rents Properties Seven, LLC, a Delaware limited liability company, dated March 6, 2015 and recorded March 13, 2015 in Instrument No. 20150313-0021588, Register's Office of Davidson County, Tennessee.

Property known as: **1056 LAKEWALK DRIVE, ANTIOCH, TN 37013.**
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Witness our hand this 12th day of August, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AMH 2015-1 BORROWER, L.P. (FKA AMH 2015-1 BORROWER, LLC), A DELAWARE LIMITED PARTNERSHIP

By: _____

Name: By AMH 2015-1 Borrower GP, LLC, Its General Partner
By Allen Beck, AVP - Counsel

Title: _____

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____ Los Angeles_____)

On _____ before me, _____, Notary Public, personally
Appeared _____ who signed the above-referenced Instrument in my presence and who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 8/12/2025 before me, Svetlana Radeva - notary public
(insert name and title of the officer)

personally appeared Allen Beck
, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SVETLANA RADEVA
Notary Public - California
Los Angeles County
Commission # 2448444
My Comm. Expires May 30, 2027

Signature _____ (Seal)

OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 380,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Allen Beck - AVP, Counsel

Subscribed and sworn to before me this the _____ day of _____, 20___.

Notary Public
My commission expires:
SEAL

Name and address for person(s) responsible for taxes:
KERELOS NAROUZ AND HAIDY GERGIS
1056 LAKEWALK DRIVE
ANTIOCH, TN 37013

Name and Address of property owner:
KERELOS NAROUZ AND HAIDY GERGIS
1056 LAKEWALK DRIVE
ANTIOCH, TN 37013

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 12th day of August, 2025, by Allen Beck

_____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

SVETLANA RADEVA
Notary Public - California
Los Angeles County
Commission # 2448444
My Comm. Expires May 30, 2027

(Seal)

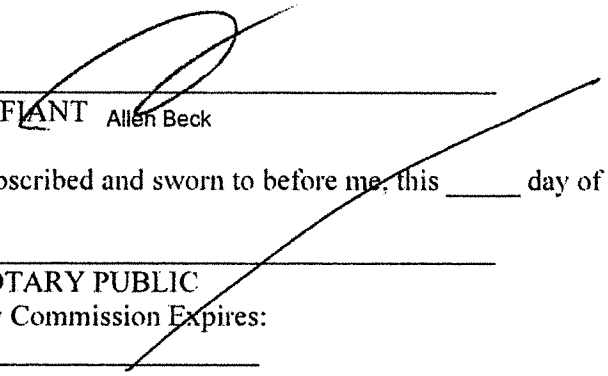
Signature _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $380,000.00.



AFFIANT Allen Beck

Subscribed and sworn to before me, this _____ day of _____, 20____.

NOTARY PUBLIC
My Commission Expires:
_____

Property address: 1056 Lakewalk Drive, Antioch, TN 37013

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 12th day of August, 2025, by Allen Beck,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

SVETLANA RADEVA
Notary Public - California
Los Angeles County
Commission # 2448444
My Comm. Expires May 30, 2027

(Seal)

Signature

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 20, 2025.

J. Carlton Drumwright

August 20, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 20, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY